



**13 ANVIL CENTRE, PROSPECT BUSINESS PARK, SWANAGE**  
**£16,500 +VAT Per Annum**

- ❑ Spacious ground floor workshop with air conditioned office situated on a modern Business Park on the Western outskirts of Swanage, approximately 1 mile from the town centre
- ❑ Built to a high standard in accordance with BREEAM (Building Research Establishment Environmental Assessment Method); the walls are cavity construction, the lower sections being of Purbeck stone, the upper elevations clad with light grey composite sheeting under a mono pitched roof.

#### GROUND FLOOR

Workshop 14.39m max x 6.25m (47'3" max x 20'6")  
 Shower Room 2.47m x 1.67m (8'1" x 5'6")

#### FIRST FLOOR

Workshop 9.49m x 4.26m (31'2" x 14")  
 Office 4.63m x 4.13m max (15'2" x 13'7" max)

#### SECOND FLOOR

Storage Area 4.97m x 4.63m (16'3" x 15'2")

#### OUTSIDE

Secure enclosed yard at the side with storage container, floodlighting and EV charging point.

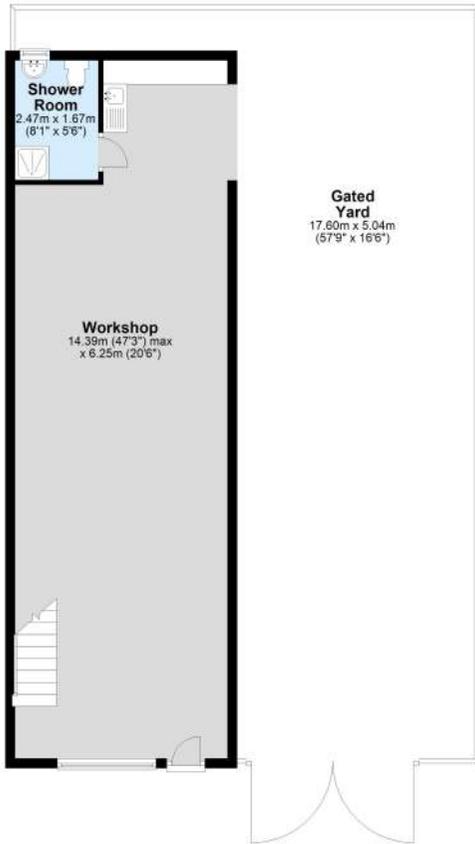


#### ❑ Lease Terms:

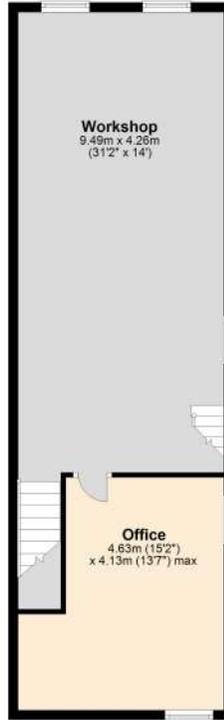
- ❑ New 7 year lease (negotiable).
- ❑ Commencing rental of £18,000 plus VAT pa, payable 3 months in advance.
- ❑ Rent Review in the 3rd year.
- ❑ 3 Months Rent to be paid in advance together with a share of the insurance of the building, approximately 50%.
- ❑ Deposit £1,000 to be refunded at the end of the tenancy, subject to the property being left in a satisfactory condition.
- ❑ Services - Mains water, drainage and 3 phase electricity.
- ❑ Rateable Value £6,300.00. Rates Payable £3,143.70 for 2024/2025, however with the current Small Business Relief the Rates Payable is nil, although this must be confirmed by your Conveyancer prior to exchange of contracts.
- ❑ Viewing By appointment only please through the Agents, Corbens, 01929 422284. Please note the post code for this property is BH19 1EJ.

Property Ref PRO2005

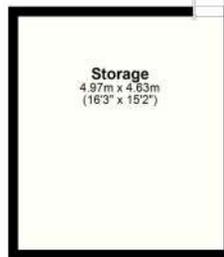
**Ground Floor**



**First Floor**



**Second Floor**



Total Approximate Floor Area TBCm<sup>2</sup> (TBC sq ft)



**AWAITING**



THE PROPERTY MISDESCRIPTION ACT 1991 You are advised to check the availability of this property before travelling any distance to view. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The area of the building is given for guidance purposes only and must be verified by the purchasers surveyor. A Buyer is advised to obtain verification of this information from their Solicitor and/or Surveyor. FLOOR PLANS The floor plans supplied are for guidance purposes only and should not be used for measuring. Small recesses, cupboards & sloping ceilings may not appear on the plans. LOCATION PLAN The location plans supplied are for identification purposes only and are reproduced from the Ordnance Survey Map with permission of the Controller of H.M. Stationery Office. Crown Copyright reserved.

